

April 1, 2021

*Via e-mail*

Arlington Redevelopment Board  
720 Massachusetts Avenue  
Arlington, MA 02476

Attn: Erin Zwirko, Assistant Director, Department of Planning and Community Development

**RE: Special Permit Application Supplemental Submission  
Citizens Bank Redevelopment  
1420 Massachusetts Avenue  
Arlington, MA 02476  
Map #173, Block #2 & Lot #4.A**

Dear Ms. Zwirko:

On behalf of 1420 Massachusetts Avenue, LLC c/o Bierbrier Development Inc., please find the below materials in response to the various items discussed during the March 15<sup>th</sup> meeting with the Redevelopment Board. We look forward to further discussing these materials during the upcoming meeting on April 8<sup>th</sup>, 2021.

- Citizens Bank Design Narrative prepared by BKA Architects dated April 1, 2021;
- Architectural Elevations Option 1 prepared by BKA Architects dated March 31, 2021;
- Architectural Elevations Option 2 prepared by BKA Architects dated March 31, 2021.

Please do not hesitate to contact us at 508-480-9900 should you have any questions or require any additional information regarding this submission.

Sincerely,

**BOHLER**



Nick Dewhurst



Randy Miron

CC: Tom Godfrey, Granite Development, LLC (via email)

**APRIL 1, 2021**

**RE: CITIZENS BANK DESIGN NARRATIVE**

Citizens Bank  
1420 Massachusetts Ave, Arlington, MA  
BKA PROJECT NO.: 220145

To whom it may concern:

This narrative serves as a description of our understanding of the design of existing examples of the surrounding neighborhood context and how we applied elements of these examples into either of our proposed designs

**Option 1:** This option combines brick cladding, stone base with cap and a continuous pvc band finished in tenants green color to emphasize the pedestrian scale and divide the height to illustrate a taller building and the impression of a 2<sup>nd</sup> story. Smooth faced pilasters book end the corners and break up facade vertically and connect the banding. Floor to ceiling storefronts are shown on the Massachusetts Ave frontage. The entry door layout was duplicated in the tower element above and represents the appearance of a Juliet Balcony, this detail is shown on both sides of the tower. Urban design is represented through visually layering of levels typically found in a downtown storefront. The top is capped with (2) sizes of a classical cornice, the cornice height varies to represent hierarchy of design elements. The side not represented by brick shows a decorative EIFS band with varying depths or insets to continue the layering design throughout the façade. The remaining cladding is EIFS colored to match the brick and show score lines to reduce the scale and to connect the EIFS panel above where applicable.

For this option we've taken design elements from the following existing examples.

1. Juliet Balcony/Smooth Faced PVC- 887 Massachusetts Ave
2. Smooth Faced PVC/ Brick Cladding- CVS/Sunrise of Arlington/1409 Massachusetts Ave
3. EIFS Stucco- 1378, 1398 Massachusetts Ave
4. Varying Roof line- Walgreens/ Starbucks/Trader Joes

**Option 2:** This option combines brick cladding, stone base with cap and a continuous pvc band finished in tenants green color to emphasize the pedestrian scale and divide the height to illustrate a taller building and the impression of a 2<sup>nd</sup> story. Smooth faced pilasters book end the corners and break up façade vertically and connect the banding. Floor to ceiling storefronts are shown on the Massachusetts Ave frontage. The entry door layout was duplicated in the tower element above and represents the appearance of a Juliet Balcony, this detail is shown on both sides of the tower. Urban design is represented through visually layering of levels typically found in a downtown storefront. The top is capped with (2) sizes of a classical cornice, the cornice height varies to represent hierarchy of design elements. The top layer is represented by a clapboard panel broken up by a mix of pilasters and vertical and horizontal smooth pvc trim. The remaining cladding is a clapboard with vertical and horizontal trim.

For this option we've taken design elements from the following existing examples.

1. Juliet Balcony/Smooth Faced PVC/Clapboard- 887 Massachusetts Ave
2. Smooth Faced PVC/ Brick Cladding/Clapboard- CVS/Sunrise of Arlington/1409 Massachusetts Ave
3. Varying Roof line- Walgreens/ Starbucks/Trader Joes

I hope the above narrative provides details to assist with your review of the options of the proposed elevations. To further aid your review, we've provided photographs of various existing examples found in the neighborhood that we used for inspiration. if you have any other questions please do not hesitate to contact me. Thank you.

Very truly yours,



Douglas S. Grunert  
Senior Project Manager  
DSG/sep



**887 Massachusetts Ave Mixed Use**



**1378 Massachusetts Ave Commercial**



**1398 Massachusetts Ave Commercial**



**1406 Massachusetts Ave Commercial**





**1409 Massachusetts Ave Multi-Family**



**1425 Massachusetts Ave Walgreens**



**1427 Massachusetts Ave Starbucks**



**1427 Massachusetts Ave Starbucks/Trader Joes**



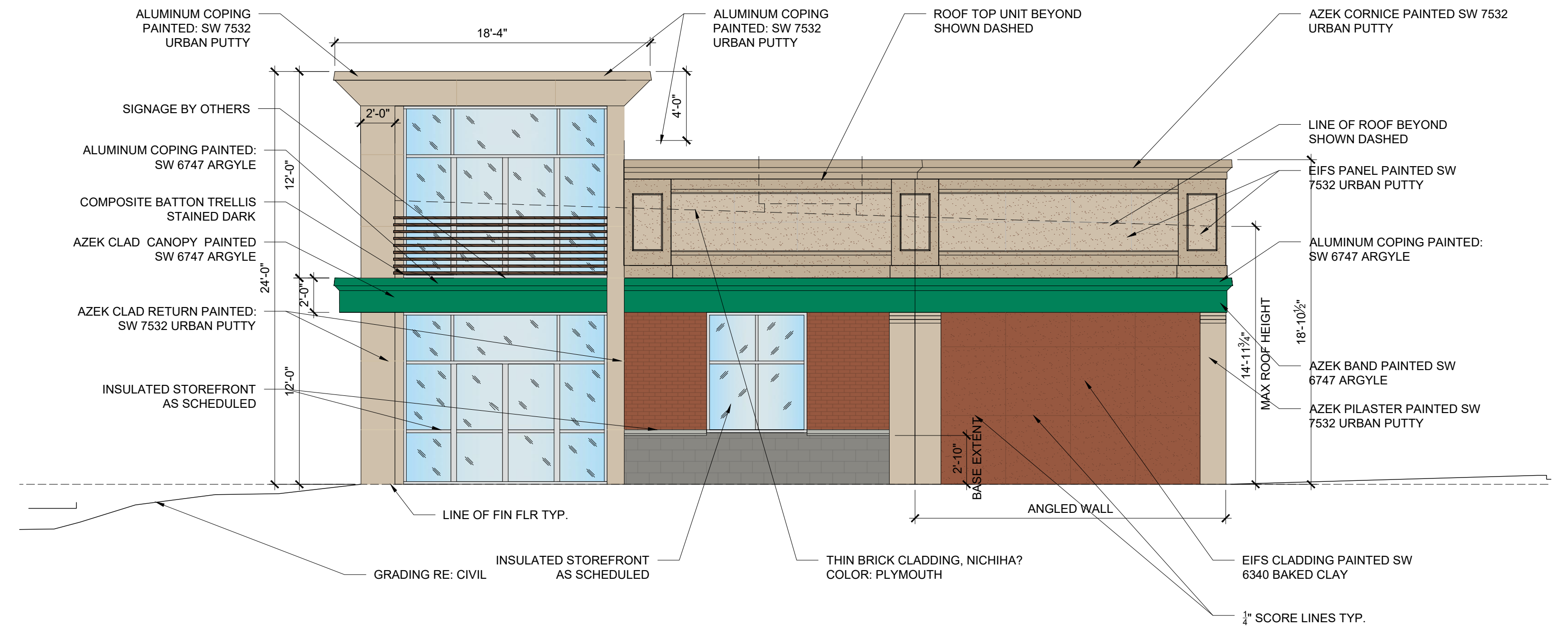
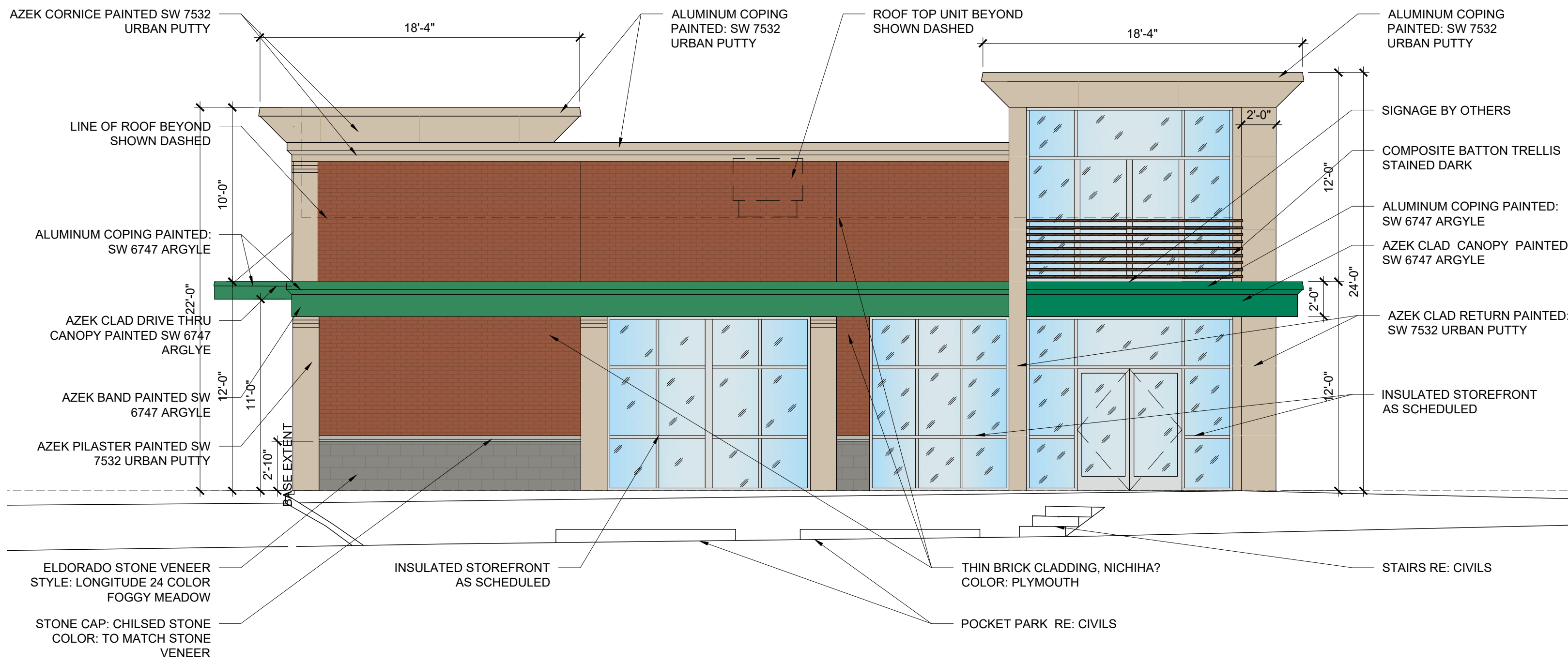


**883 Massachusetts Ave CVS**



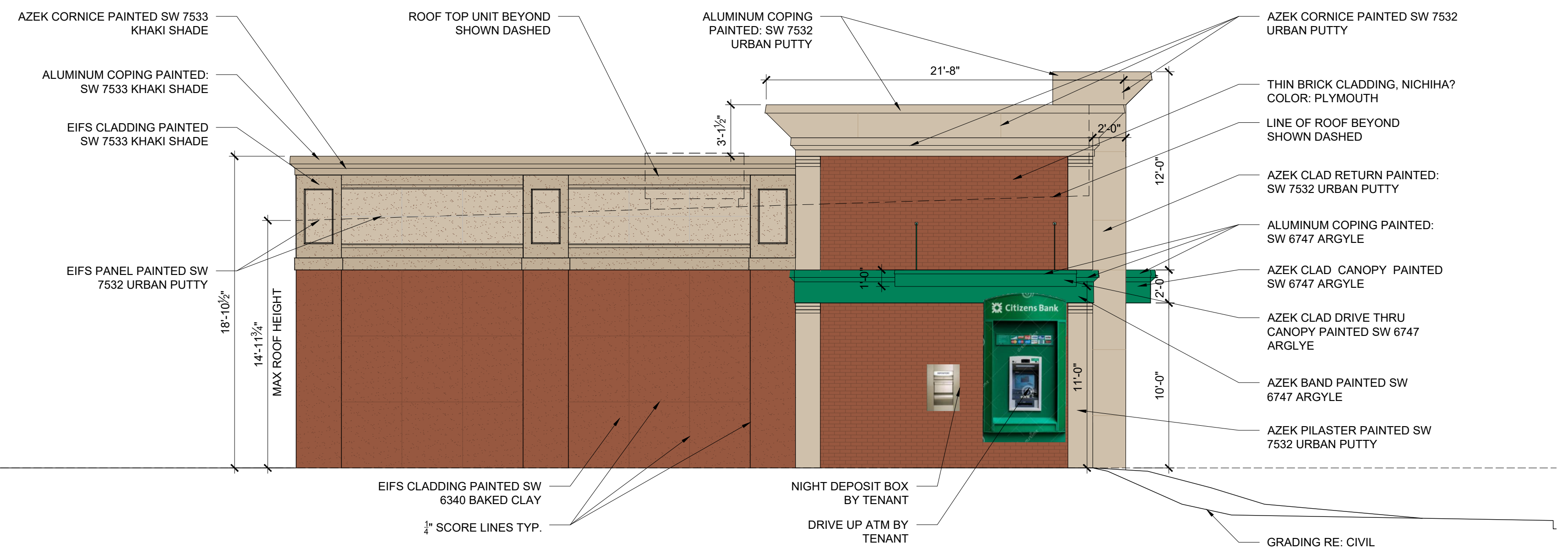
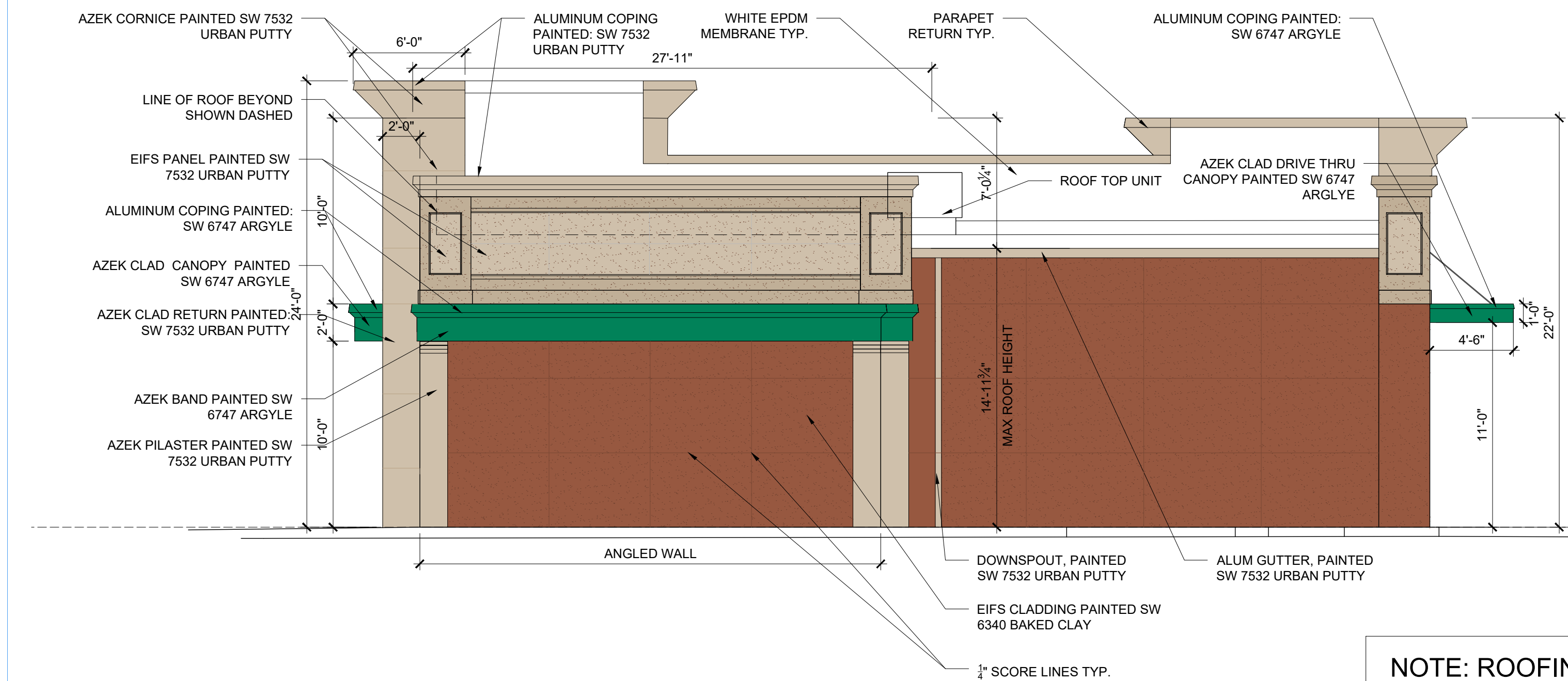
**1414 Massachusetts Ave Sunrise of Arlington**





PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)  
SCALE: 3/16"-1'-0"

PROPOSED RIGHT SIDE ELEVATION  
SCALE: 3/16"-1'-0"



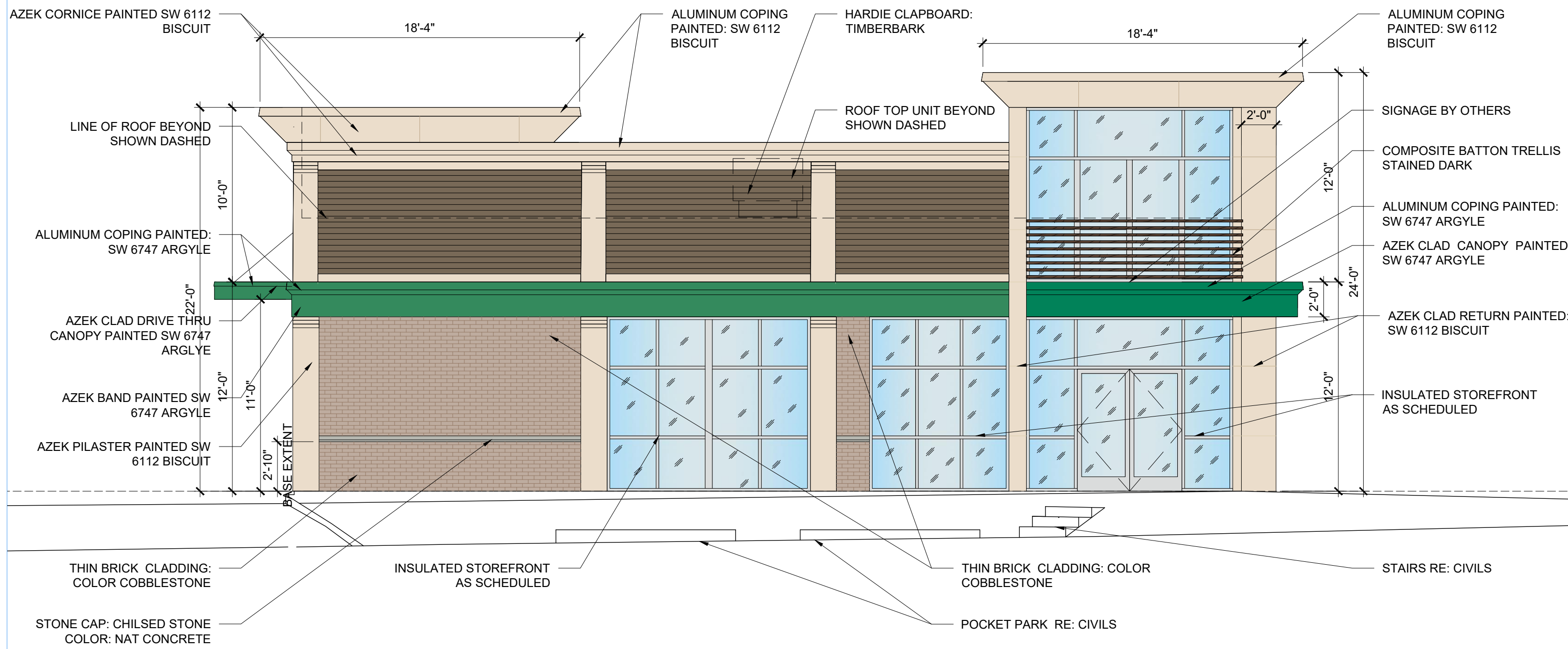
PROPOSED REAR ELEVATION  
SCALE: 3/16"-1'-0"

PROPOSED LEFT SIDE ELEVATION (DRIVE-THRU)  
SCALE: 3/16"-1'-0"

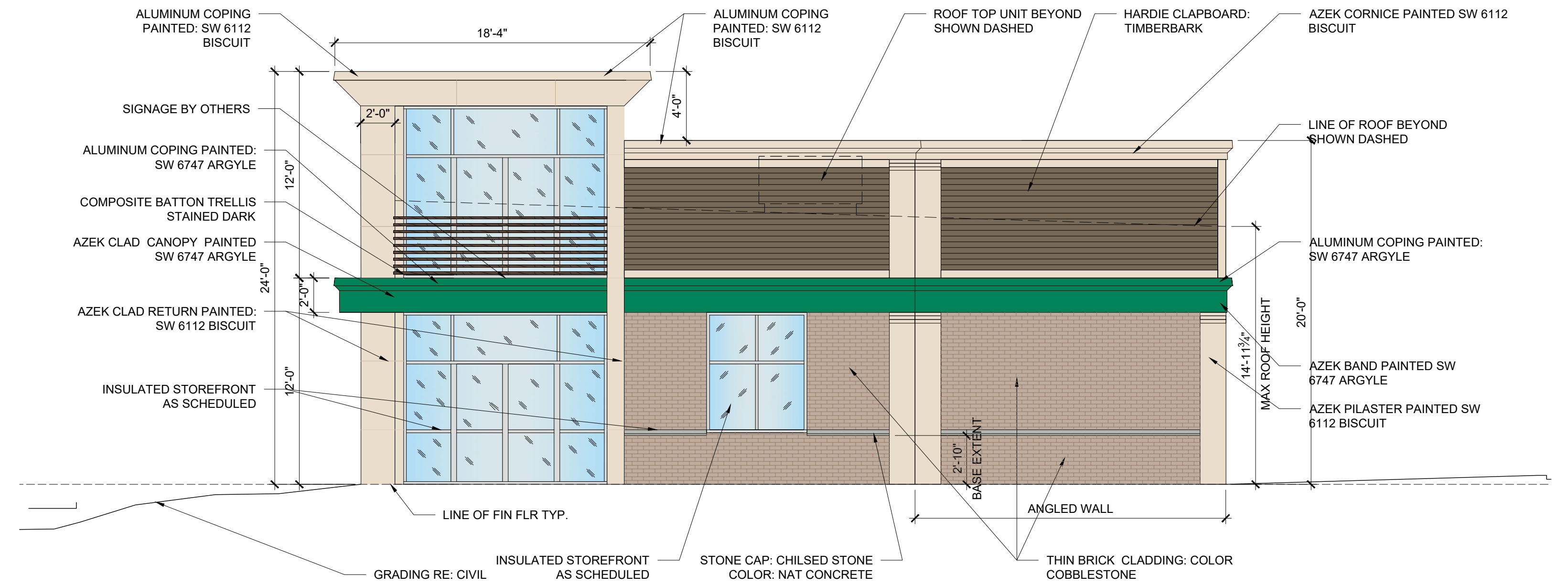
## OPTION 1

NOTE: ROOFING TO BE WHITE EPDM

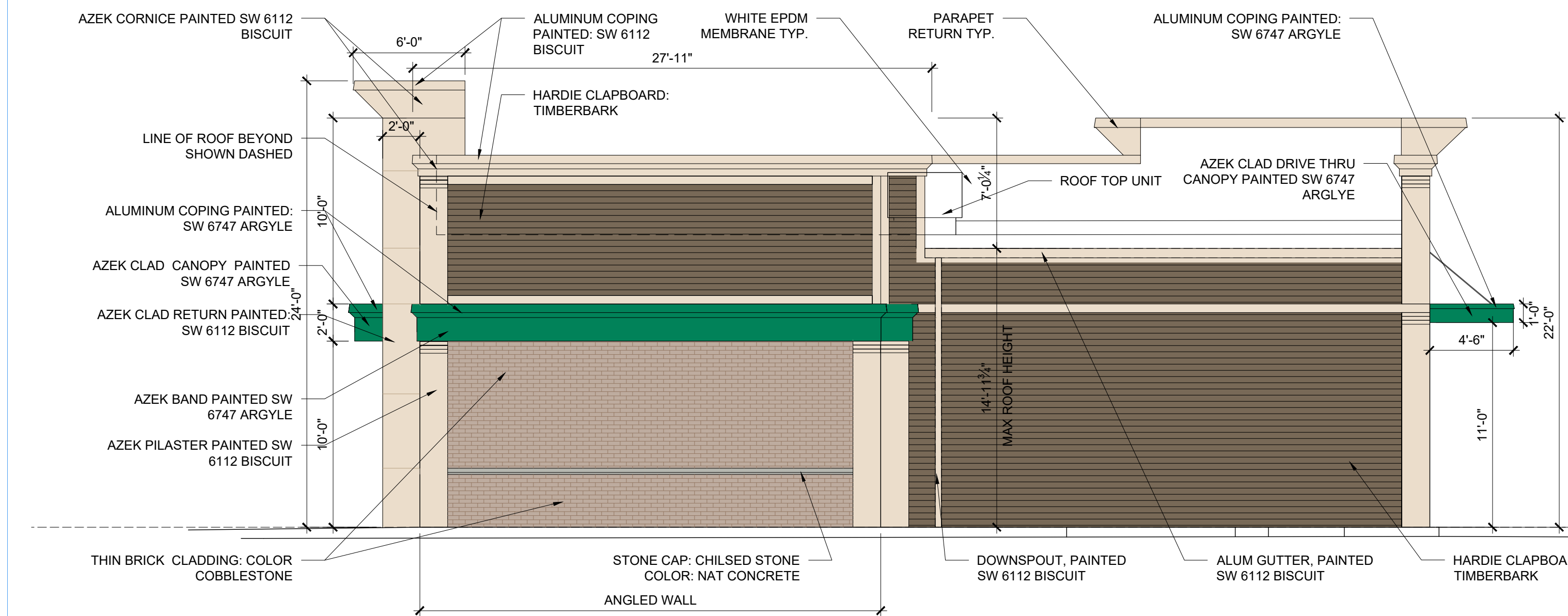




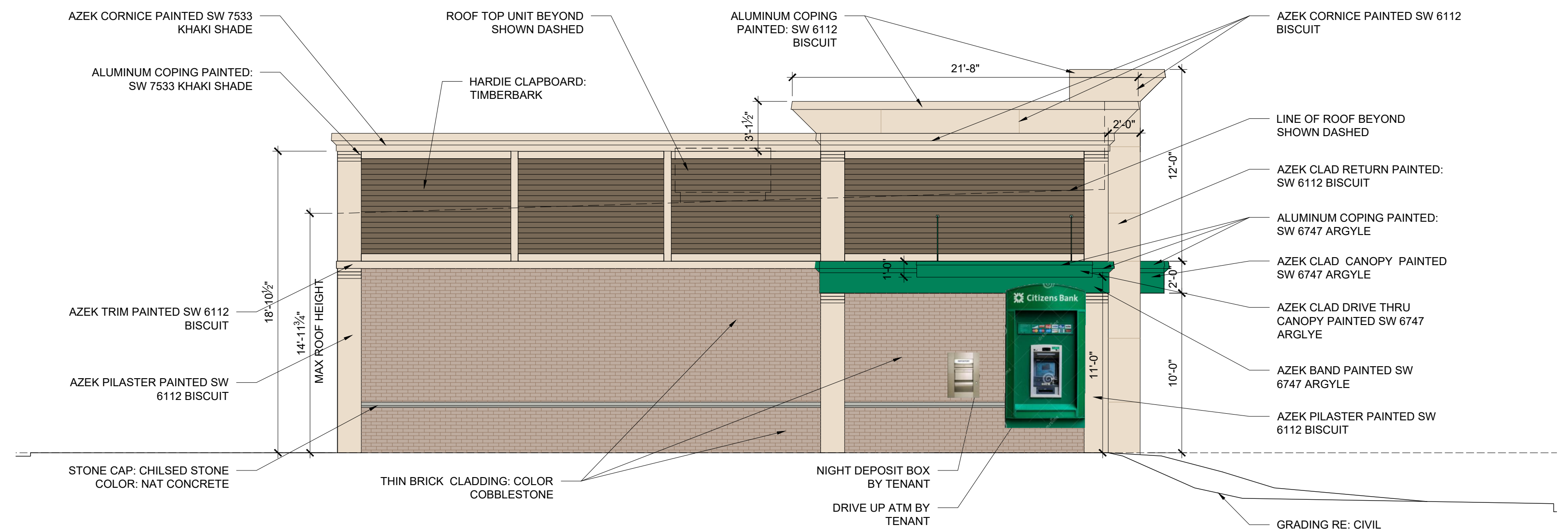
**PROPOSED FRONT ELEVATION (MASSACHUSETTS AVE)**  
SCALE: 3/16"-1'-0"



**PROPOSED RIGHT SIDE ELEVATION**  
SCALE: 3/16"-1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 3/16"-1'-0"



**PROPOSED LEFT SIDE ELEVATION (DRIVE-THRU)**  
SCALE: 3/16"-1'-0"

NOTE: ROOFING TO BE WHITE EPDM

## OPTION 2